Figuring Newton by Ucaoimhu

A guest has come to Greater Boston, which means I am schlepping out to Newton and back. In each Across clue, one letter must be made new before solving; the original letters, in clue order, will spell out a question that first sentence brings to mind, which is also a cryptic clue for a second such question. In the grid, shade every square containing a letter from the second question; interpreted a certain way, the shaded squares will answer it.

Each Down clue also has one letter that must be changed before solving; you must make tons of these letters. In column order, the original letters will say what the grid should now become; when this has been done, redo the shading to get another answer to the second question.

ACROSS
1. Harmonizing is hasty ‘n’ nice, alternately (2 4)  
5. Mao’s name signifies “nail” (4)  
9. Emus & cows uncovered a subatomic particle (4)  
10. Bought on either side of Hawaii (a US state) (4)  
11. Frank, who filmed *Arsenic and Old Lace for Warier Brothers Cooking a Carp* (5)  
12. Zero’s moon-shaped ulna (4)  
13. Mr. Gore’s peas initially penetrate mountains (4)  
15. Very rude moths expressing truth (5)  
16. That guy’s eating 1/3 of hoagie as an alternative to saltires (2-3)  
18. Fae never embraces Ms. Hathaway (4)  
19. Tine damaged southern highway, ruining east and west as well (1-3)  
20. Units measuring area of frostless, shiny coats (5)  
21. Short, prosy, hard word before “Hashanah” (4)  
22. Four Spanish couples I see holding Carl’s hose (4)  
23. Astatine appears after aeon? Swell (4)  
24. Word from the refrain of “My Generation” or “Troy Destroyed a Kilt” (6’)

DOWN
1. Make ardent adults described by Frau’s letter into lesser characters from *Timon* (9)  
2. Swain that will begin softening each period drama on TV . . . (4 5)  
3. . . . and nod on the one street heading away from the southwest (9)  
4. Kane’s complaints in church aren’t originally utterances people can dance to (3-3-3)  
5. Clinton’s den, say (4)  
6. Hooligan Hudson has goo that disgusts me and Ned endlessly (9)  
7. No, man, I synthesized a membrane that holds birds, mammals, and reptiles at their winiest (6)  
8. Not to be kept from first bin of eggplant found in father’s school (4 3 2)  
14. Starts to look upon terrible heap with hate (6)  
17. Problem about mini ultimately paid for by Kay (4)